

**DOYLESTOWN BOROUGH
HISTORIC & ARCHITECTURAL REVIEW BOARD
MEETING MINUTES
February 23, 2017**

The regular meeting of the Doylestown Borough Historic and Architectural Review Board was held at 7:30 PM on Thursday, February 23, 2017 in the Council Chambers, 57 W Court Street, Doylestown PA. Members of the Doylestown Borough Historic and Architectural Review Board in attendance were: Chairperson Kim Jacobsen, Denise Blasdale, Walter Keppler, Ralph Fey, Marie Kovach, Amy Taylor-Popkin, Jennifer Jarret, Andy Happ, Alyson Logue, and Karyn Hyland, Director of Building and Zoning. Also present was Phil Ehlinger, Deputy Borough Manager. Not present was Vice Chairperson Heather Walton.

CALL TO ORDER: Ms. Jacobsen called the meeting to order at 7:31 PM.

MINUTES APPROVAL: On a motion from Mr. Fey, seconded by Mr. Keppler, the January 2016 minutes were unanimously approved with noted corrections.

SIGN APPLICATIONS:

7 Taylor Avenue – Barbara Dougherty, property owner; Alyson Jones, applicant

Ms. Alyson Jones appeared before the Board and requested approval for three signs. The largest would hang above the window to the right of the door – the same as the other units in the building. Responding to a question from Ms. Jacobsen, the applicant stated that the smaller flat-top sign would be hanging from a projecting bracket, and the smaller curved-top sign is an information sign for reserved parking. There will also be a smaller version of the large sign on the directory board for the building. On a motion from Ms. Blasdale, seconded by Mr. Happ, the Board voted unanimously to recommend a Certificate of Appropriateness for the sign, subject to final approval from Borough Council.

BUILDING/REPAIR APPLICATIONS:

70 N. Main Street – Ali Nejad, property owner; Happ Contractors, Inc, applicant

Mr. Happ recused himself from vote or comment, as he is representing the applicants. Mr. Happ stated that this is currently a multi-tenant commercial building, and that the third floor can only be reached by ducking under a valley rafter. The owner is requesting approval to raise a portion of the roof by adding a dormer. The dormer will be built only large enough to provide code clearance for the stairwell. They also propose to replace the impacted roof pitches; the existing roofs are slate, and they propose a GAF Slateline shingle. The remaining existing roof pitches are slate, and will remain as such. The dormer will be finished with five-inch exposure white smooth cementitious siding (HardiePlank or equivalent). There will be one window in the dormer, and they propose an Anderson 400 double-hung two-over-two window. The roof of the dormer itself will be an EPDM membrane, since it is extremely low-pitch.

Responding to a question from Mr. Fey, Mr. Happ confirmed that it will be a shed dormer. There was some discussion of the location of the dormer window, but it was

concluded that what was proposed is the only possible location due to the configuration of the building. Responding to a question from Mr. Fey, Mr. Happ stated that the dormer will protrude about 4.5 feet above the existing roofline. On a motion from Ms. Blasdale, seconded by Mr. Keppler, the Board voted unanimously to recommend a Certificate of Appropriateness for the building application, subject to final approval from Borough Council.

146 N. Church Street – Michael & Amy Calhoun, property owners, The Calhoun Co Inc, applicant

Mr. Calhoun re-appeared before the Board, stating that he went back to the drawing board for his proposed design. The plan now calls for keeping the main original home, adding an addition to the left side, removing the old additions on the back, and building a new rear addition. He presented a streetscape rendering, noting that they tried to keep the property less symmetrical by offsetting the addition and including different roof pitches. For materials, the applicants propose Slateline shingles, HardiePlank exterior siding with Azek trim, and Anderson 400 simulated divided light two-over-two windows with a spacer bar. Responding to a question from Ms. Jacobsen, Mr. Calhoun stated that he would like to use wood doors with a mahogany finish and a glass panel.

Speaking on behalf of the Board, Ms. Jacobsen thanked the applicant for his willingness to return, and stated that this is a concept and design that will complement the street and retain the character of the older homes (while not trying to replicate them exactly). Responding to a question from Mr. Fey, the applicant stated that the porch would be wood decking; while the base is concrete, he would like to use a wood tongue-in-groove on top of that. For the left side porch, Mr. Calhoun stated that he would actually prefer not to use a railing since it is so low to the ground; the Board agreed that this would be appropriate. For the right side porch, he stated that the railing would be wood.

There was some discussion of the color for the green metal porch roofing; Mr. Calhoun stated that he is flexible on the color. Mr. Ehlinger suggested that a black color would work best, while the Board added that a dark gray would also be acceptable. Responding to a question from Ms. Jacobsen, the applicant stated that the proposed shutters may not be functional, but they will be properly sized and will have hardware so that they appear functional. He stated that the left side addition will also feature hand-troweled stucco siding. Regarding the gutter system, Mr. Calhoun preferred K gutters as opposed to half-rounds. Mr. Fey noted that half-rounds would be expected for such a home. Responding to a question from Ms. Kovach, the applicant stated that he had moved the off-street parking to the back left of the property so that cars will not be visible from the street.

Ms. Jacobsen opened the floor for comments from the public. Ms. Susan Bingler had questions regarding the street numbering of the new home, which Mr. Ehlinger answered to her satisfaction.

Mr. Happ made a motion to recommend a Certificate of Appropriateness for the “front building” portion of the property (the carriage house having been approved in January), with the following conditions: that there be no railing on the left side porch; that the railing on the right side porch be wood; that the metal roof will be black or dark gray standing-seam; that the wood shutters will feature hardware but do not necessarily need to be operable; and that the front entry doors will be solid wood, mahogany stained, with a glass panel. Ms. Blasdale seconded the motion, and it was unanimously approved subject to final approval from Borough Council.

RENOVATION CONTINUANCE: None.

WALK-INS: None.

NEW/OLD BUSINESS:

Concept Plan for New Regional Police Department / Doylestown Borough Hall

Mr. Ehlinger informed the Board that the Borough has embarked on a building program to accommodate the needs of the new, enlarged regional police force. As part of this process, they performed a facilities option study to find the best location. The old PENNDOT building was deemed the best option since, due to surplus square footage, it could also accommodate an improved Borough Hall. This would allow them to dispose of the current Borough hall property as well. For the northern side of the site, the Borough has gone through a public outreach and design process for a public park; on the south side, across Doyle Street, is the building.

Mr. Ehlinger reported that the Borough has retained Phillips & Donovan, who have designed many police station and borough hall buildings in Bucks County, as architects. A floor plan has been designed that meets the needs of the new police department and anticipates some future growth; residual space will accommodate the Doylestown Borough administration functions. The new public meeting room will also be much better. The building will be a reasonable adaptive re-use. The exterior is brick, with metal divided-light factory windows. The proposal is to clean, restore, and repair the masonry, and to replace the windows. There will also be an entry portico added for the Borough Hall, informed by the existing architecture. There will then be a textured crosswalk across the street to the park.

The Board expressed approval for the concept and re-use of the building. There was discussion regarding options for the window replacements, as well the elliptical design of the park. Ms. Jacobsen was concerned that, if Broad Street was ever widened, this elliptical design would be compromised. Mr. Ehlinger replied, emphatically, that Broad Street would never be widened, but that everyone involved with the project is certainly taking into account any future alignments beyond their own tenures in the Borough. He added that there will also be a four-bay addition to the building to accommodate the police sally ports, and a two-door garage addition for other vehicles. This will be the only addition of square footage to the building, and it will be on the rear, facing south. Responding to a question from Mr. Happ, Mr. Ehlinger stated that the police currently are operating in about 5,000 square feet, and should have at least twice that size; this new building will provide them with roughly 18,000 square feet.

Responding to a question from Mr. Fey, Mr. Ehlinger stated that there will be some remediation on the park portion of the property, and the Borough will obtain all the necessary clearances. Mr. Fey stated that the building fits the classic Quakertown aesthetic to which Doylestown aspires. The Board agreed, expressing much excitement about the plan.

ADJOURNMENT: There being no further business before the Board, on a motion from Mr. Happ, seconded by Mr. Keppler, the meeting was adjourned at 8:30 PM.

Respectfully Submitted,

Dirk A. Linthicum

Meeting Minutes Secretary